

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 30-A MRSA §4360 is enacted to read:

§4360. Rate of growth ordinances

A municipality may enact a rate of growth ordinance under its home-rule authority limiting the number of building or development permits issued over a designated time frame only under the following circumstances.

1. Temporary rate of growth ordinances. A temporary rate of growth ordinance must meet the following requirements:

A. The rate of growth ordinance is needed to provide time for the municipality while it takes specific actions to improve facilities or services needed to accommodate growth;

B. The rate of growth ordinance is enacted for a definite term, not to exceed 2 years, unless the municipality is granted an exception pursuant to rules established by the office. Rules adopted pursuant to this paragraph are major substantive rules as defined in Title 5, chapter 375, subchapter II-A; and

C. The rate of growth ordinance may be enacted only once during any 10-year period.

2. Ongoing rate of growth ordinances that apply to designated growth areas. A municipality with a comprehensive plan adopted under the planning and land use regulation laws under this chapter may adopt an ongoing rate of growth ordinance that applies only to designated growth areas if the rate of growth ordinance requires that the number of permits issued annually under the rate of growth ordinance be determined according to a formula specified in rules adopted by the office. Rules adopted pursuant to this subsection are major substantive rules as defined in Title 5, chapter 375, subchapter II-A.

3. Ongoing rate of growth ordinances that apply to designated rural areas. Notwithstanding subsection 2, a municipality with a comprehensive plan adopted under the planning and land use regulation laws under this chapter may adopt an ongoing rate of growth ordinance that applies only to designated rural areas if:

A. The rate of growth ordinance is recommended in the comprehensive plan as a mechanism for guiding growth; and

B. The comprehensive plan lays out policies and strategies for accommodating most of the community's future growth in designated growth areas.

SUMMARY

This bill is the recommendation of the Joint Study Committee to Study Growth Management. It outlines the parameters within which a municipality may adopt a rate of growth ordinance. Temporary rate of growth ordinances may be enacted only to slow development while a community works toward solving the problems necessitating the rate of growth ordinance. A permanent rate of growth ordinance may be enacted inside a designated growth area only if the ordinance requires that the number of permits issued annually under the rate of growth ordinance be determined according to a formula specified in rules adopted by the State Planning Office. A permanent rate of growth ordinance may be enacted inside a designated rural area only if the ordinance is recommended in the municipality's comprehensive plan as a mechanism for guiding growth and the comprehensive plan lays out policies and strategies for accommodating most of the community's future growth in designated growth areas.